



***Y PWYLLGOR
CYNLLUNIO***

04 EBRILL 2019

***RHANBARTH Y
GORLLEWIN***

**PLANNING
COMMITTEE**

04 APRIL 2019

**AREA
WEST**



***CEISIADAU YR ARGYMHELLIR EU
BOD YN CAEL EU CYMERADWYO***

**APPLICATIONS RECOMMENDED
FOR APPROVAL**



W/38461

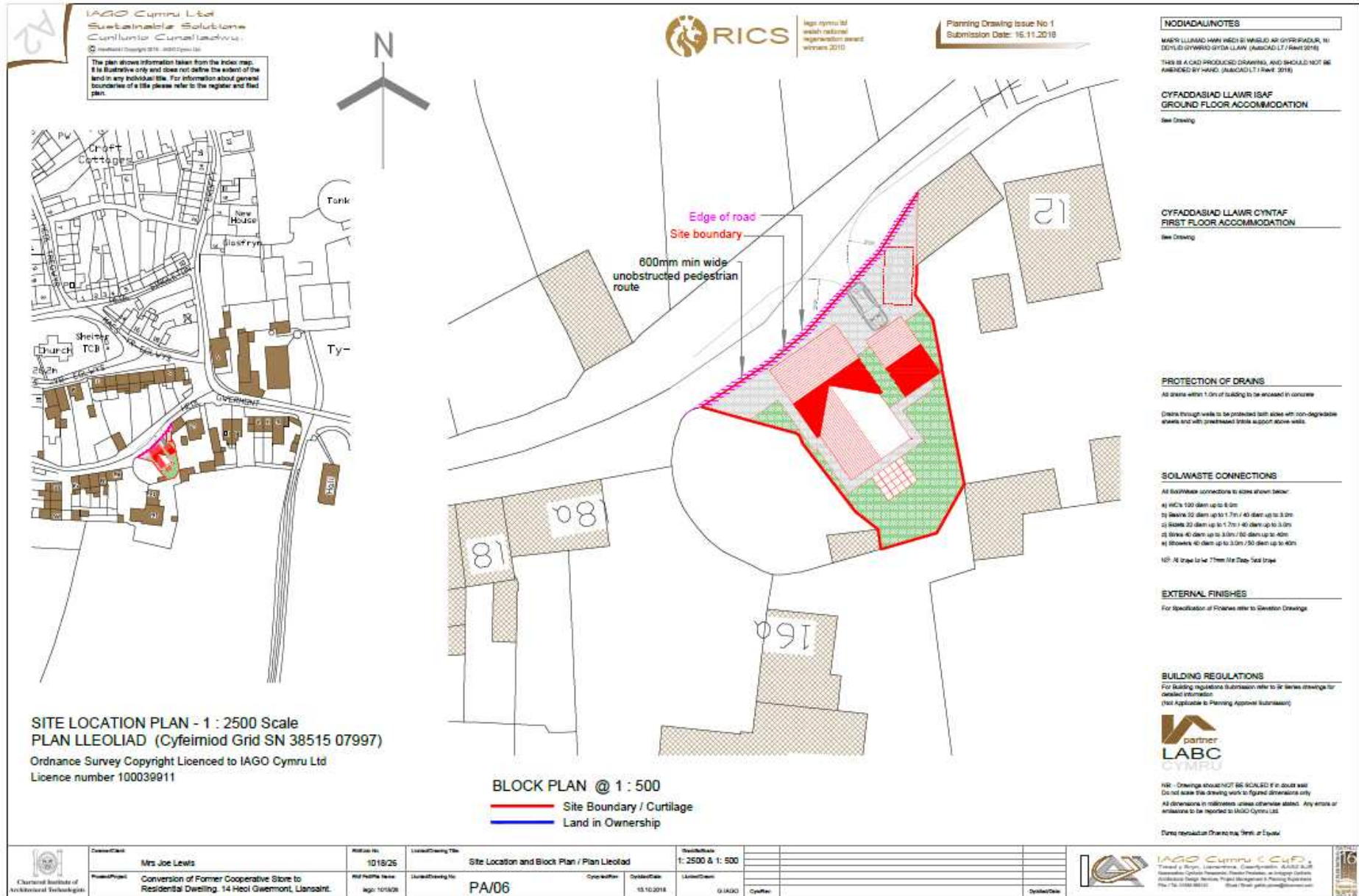
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Planning Drawing Issue No 1
Submission Date: 16.11.2018

NODIADAU/NOTES

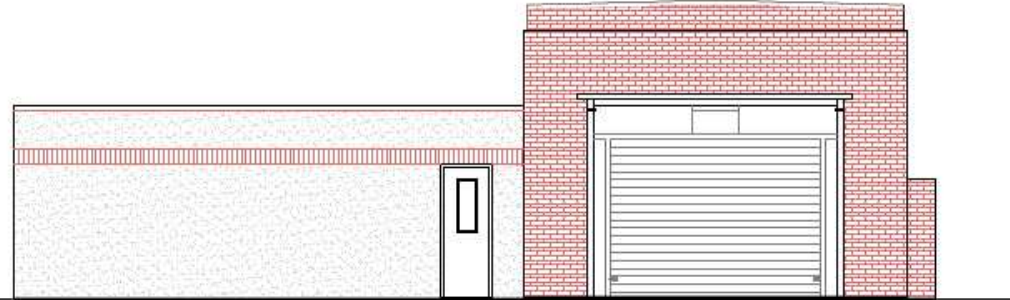
MATER LUNAD HWY WEDI'RHWNGLO AR GYFRADUR, NI DDYDLID GWYBOD GWYDA LLAW (AUSCAD LT / Revd 2018)
THIS IS A CAD PRODUCED DRAWING, AND SHOULD NOT BE AMENDED BY HAND (AUSCAD LT / Revd 2018)

CYFADDASIAD LLAWR ISAF
GROUND FLOOR ACCOMMODATION

See Drawing

CYFADDASIAD LLAWR CYNTAF
FIRST FLOOR ACCOMMODATION

See Drawing




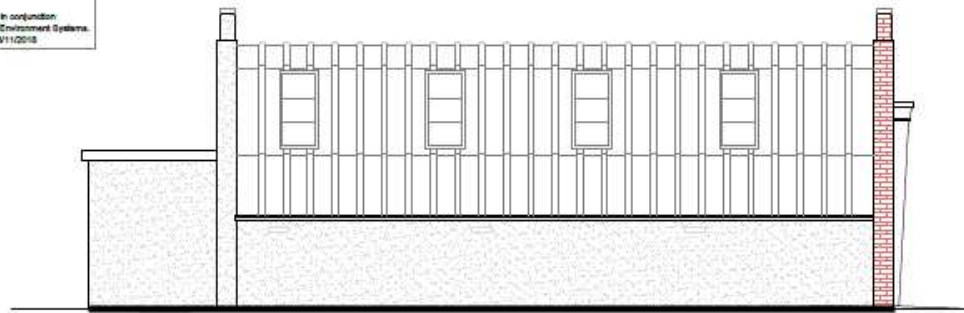
Wyneb i'r Gogledd Gorllewin / North West Elevation – Existing

NOT FOR CONTRACT USE - FOR DETAILED
PLANNING APPLICATION USE ONLY



graddfa fedrig / scale in metres


Please refer and read this drawing in conjunction
with the Bat Scoping Survey produced by Environment Systems.
Surveyor: Laura Cottrell Date: 13/11/2018



Wyneb i'r Gogledd Dwyrain / North East Elevation – Existing

PROTECTION OF DRAINS

All drains within 1.0m of building to be enclosed in concrete
Drains through walls to be protected both side with non-degradable
sheets and with prestressed bricks support above walls.

SOIL/WASTE CONNECTIONS

- All Soil/Waste connections to sizes shown below
- (1) 100mm 100mm dia up to 6.0m
 - (2) 150mm 225mm dia up to 1.7m / 400mm dia up to 3.0m
 - (3) 200mm 300mm dia up to 1.7m / 400mm dia up to 3.0m
 - (4) 250mm 400mm dia up to 3.0m / 500mm dia up to 4.0m
 - (5) 300mm 450mm dia up to 3.0m / 500mm dia up to 4.0m
- NOT: All traps to be 775mm Air Brake Seal traps

EXTERNAL FINISHES

For Specification of Finishes refer to Specification Drawings

BUILDING REGULATIONS

For Building Regulations Submission refer to or draw drawings for
detailed information.
(Not Applicable to Planning Approval Submission)



IBC - Drawings should NOT BE SEALED if in doubt with
do not scale this drawing with to figure dimensions only
All dimensions in millimeters unless otherwise stated. Any errors or
omissions to be reported to IAGO Cymru Ltd

Times Representation (Times may differ at Event)

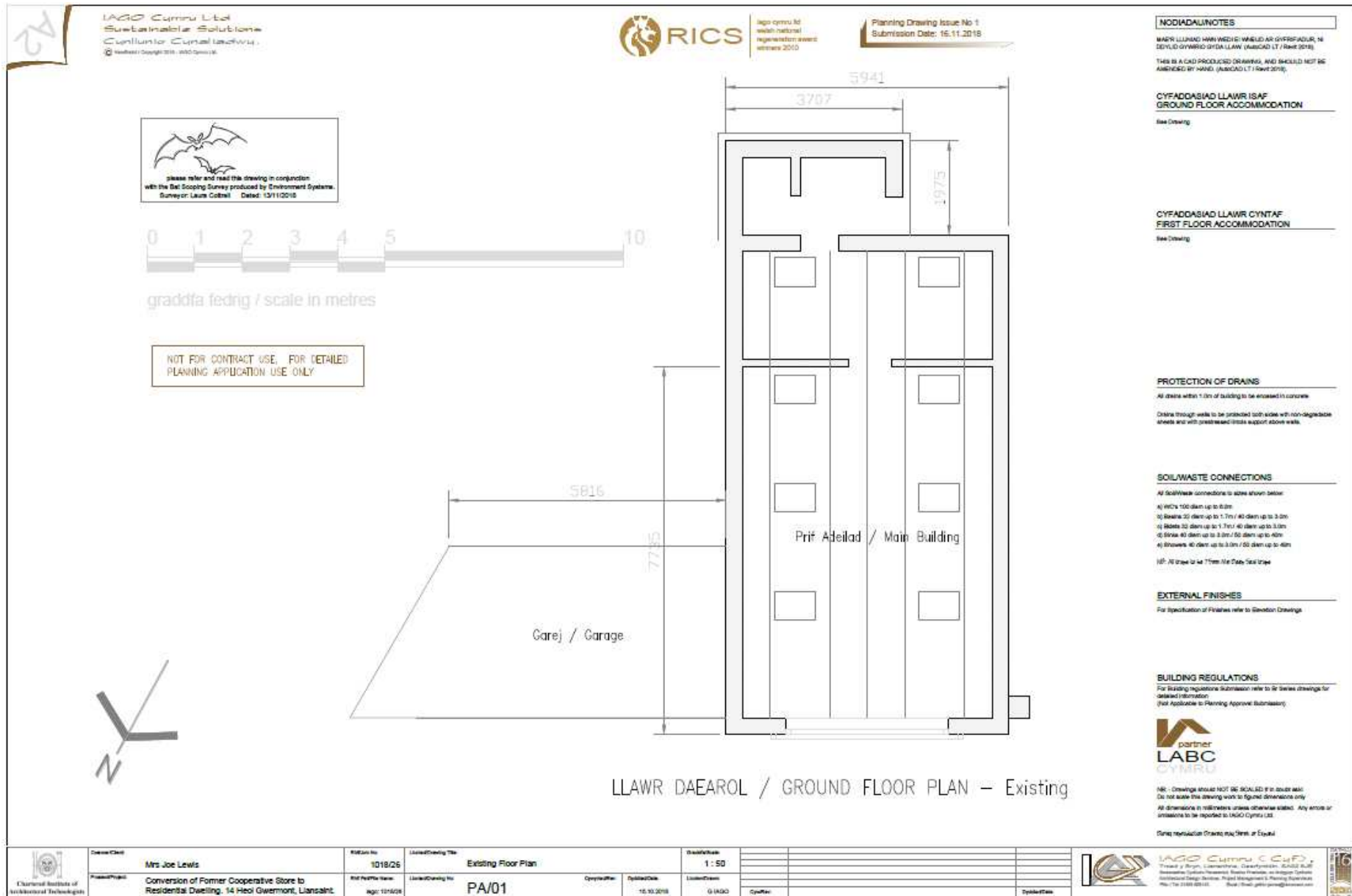
	<p>Client: Mrs Joe Lewis</p>	<p>Revision No: 1018/26</p>	<p>Linked Drawing Title: Existing Elevations</p>	<p>Scale/Block: 1:50</p>								
	<p>Project: Conversion of Former Cooperative Store to Residential Dwelling, 14 Heol Gwernont, Llanstaint</p>	<p>Ref Part/No Name: Igo: 1018/26</p>	<p>Linked Drawing No: PA/02</p>	<p>Operator: G IAGO</p>	<p>Issue/Date: 15.10.2018</p>	<p>Client: Cymru</p>	<p>Project Manager: IAGO Cymru Ltd</p>	<p>Project Manager: IAGO Cymru Ltd</p>	<p>Project Manager: IAGO Cymru Ltd</p>	<p>Project Manager: IAGO Cymru Ltd</p>	<p>Project Manager: IAGO Cymru Ltd</p>	<p>Project Manager: IAGO Cymru Ltd</p>



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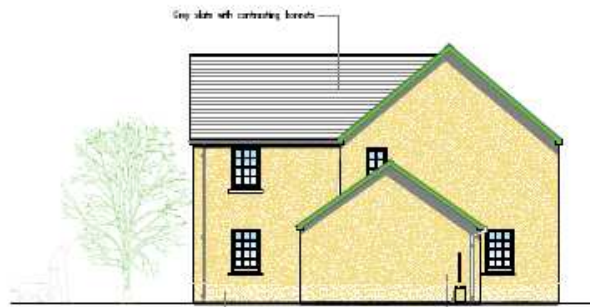
	Client: Mrs Joe Lewis	Revision No: 101826	Local Drawing Title: Existing Floor Plan	Scale: 1:50				
	Project: Conversion of Former Cooperative Store to Residential Dwelling, 14 Heol Gwermont, Llansant.	Ref Profile Name: ag: 121628	Local Drawing No: PA/01	Created: 15.10.2018	Updated: G IAGO	Created:	Updated:	

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Planning Drawing Issue No 1
Submission Date: 15.11.2018



Wyneb I'r Gogledd Dwyrain / North East Elevation - Proposed

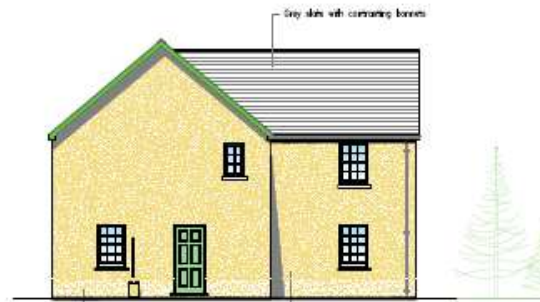


Wyneb I'r Gogledd Gorllewin / North West Elevation - Proposed

NOT FOR CONCRETE USE. FOR GENERAL BUILDING APPLICATIONS ONLY.



Wyneb I'r De Dwyrain / South East Elevation - Proposed



Wyneb I'r Gogledd Dwyrain / North East Elevation - Proposed



NODIADAU/NOTES

MAE'R LUNNAD HANWEDIG I'WNEID AN GYFRIFADUR, NI DDIGIDU GWYBODAETH LLAWR. GWYBODAETH LLAWR DDIGIDU.
THIS IS A CAD PRODUCED DRAWING, AND SHOULD NOT BE AMENDED BY HAND. (UNLESS IT IS RE-DRAWN).

CYFADDASIAD LLAWR ISAF GROUND FLOOR ACCOMMODATION

Kitchen	2200 x 2000
Dining	2100 x 4000
LBB	2100 x 1900
Hall	2100 x 2100
Living / Sun Lounge	3340 x 4000

Garage 2000 x 6000

CYFADDASIAD LLAWR CYNTAF FIRST FLOOR ACCOMMODATION

Bedroom 1	3340 x 4000
WC	1800 x 1400
Bedroom 2	2100 x 2300
Bedroom 3	2600 x 4000
En-suite	2100 x 1900

Ground Floor Area = 60 square metres (Garage: 14 square metres)
First Floor Area = 60 square metres
Total Floor Area including Garage = 104 square metres (140 square feet)

PROTECTION OF DRAINS

All drains within 1.0m of building to be enclosed in concrete

Drains through walls to be protected both sides with non-degradable bricks and with prestressed brick support above walls.

SOIL/WASTE CONNECTIONS

All Soil/Waste connections to pipes shown below:

- a) 150mm dia up to 6.0m
- b) 150mm dia up to 1.7m / 40 dia up to 3.0m
- c) 150mm dia up to 1.7m / 40 dia up to 3.0m
- d) 150mm dia up to 3.0m / 150 dia up to 4.0m
- e) 150mm dia up to 3.0m / 150 dia up to 4.0m

NB: All pipes to be 75mm Min Day-Seal traps

EXTERNAL FINISHES

For Specification of Finishes refer to Elevation Drawings

BUILDING REGULATIONS

For Building Regulations Submission refer to 04/2018 drawings for detailed information
(Not Applicable to Planning Approval Submission)



NR - Drawings should NOT BE RECALLED if it does not
Do not scale the drawing work to figure dimensions only
All dimensions in millimetres unless otherwise stated. Any errors or omissions to be reported to LAGO Cymru Ltd

Conservation Drawings may Vary at Scale

	Client/Client	Mrs Joe Lewis	Revision No	1019/26	Linked Drawing Title	Proposed Elevations	Scale/Sheet	1:100											
	Project/Project	Conversion of Former Cooperative Store to Residential Dwelling, 14 Heol Gwernont, Llansant.	Ref Number/Ref. No	1019/26	Linked Drawing No	PA/05	Client/Client	G LAGO	Issue/Issue	15.10.2018	Author/Author		Checker/Checker		Tracked/Tracked				

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